



BYLAW NO. 571

A BYLAW TO REVISE AND CORRECT CERTAIN PROVISIONS OF THE QUADRA ISLAND ZONING BYLAW

WHEREAS the Regional District may, by Bylaw No. 453, revise any bylaw of the Regional District for the purpose of correcting clerical, grammatical and typographical errors or to repeal a provision that is ineffective;

AND WHEREAS a revision bylaw may not change the substance or meaning of the bylaw being revised;

AND WHEREAS the Regional Board has adopted Bylaw No. 317 to amend the provisions of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990;

AND WHEREAS the said Bylaw No. 317 introduced errors into the Quadra Island zoning bylaw that the Board wishes to correct;

NOW THEREFORE the Board of Directors of the Strathcona Regional District, in open meeting assembled, enacts as follows:

Revisions

1. Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is revised and corrected by changing the references to the Commercial Two E (Tourist Commercial) zoning and related references that were introduced in Schedule 'A' of Bylaw No. 317 to instead make reference to the Commercial Two F (Tourist Commercial) zoning as shown in Schedule 'A', attached to and forming part of this bylaw.

Citation

2. This bylaw may be cited for all purposes as Bylaw No. 571, being Quadra Island Zoning Bylaw 1990, Revision No.3.

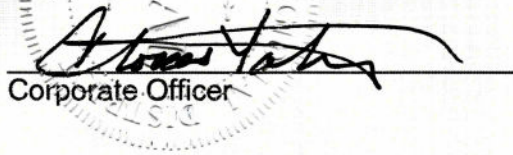
READ A FIRST TIME ON THE 21ST DAY OF AUGUST, 2024

READ A SECOND TIME ON THE 21ST DAY OF AUGUST, 2024

READ A THIRD TIME ON THE 21ST DAY OF AUGUST, 2024

RECONSIDERED, FINALLY PASSED AND ADOPTED ON THE 21ST DAY OF AUGUST, 2024


Chair


Corporate Officer



SCHEDULE 'A'

SECTION ONE TEXT AMENDMENT

1) Part 4 'DEFINITIONS', Section 4.1 is amended by inserting the following definition:

'Tourist Commercial Storage'

means the use of property for storage of materials and equipment (including vehicles) specifically related to a tourist commercial use taking place off the property and can include office space, equipment storage, a staff lounge/lunch area and an area for the care and maintenance of kayaks, canoes and associated equipment.

2) Part 8 'ZONING DESIGNATIONS', Section 8.1.1 is amended by inserting the following new zone after Commercial Two E:

Commercial Two F	Tourist Commercial	C – 2F
------------------	--------------------	--------

3) Part 9 'SUBDIVISION REQUIREMENTS', Section 9.1 1 is amended by inserting the following new zone after Commercial Two E:

Commercial Two F	(C-2F)	4000 square metres
------------------	--------	--------------------

4) Part 11 'ZONES', Section 11.1, 'General Provisions' is amended by inserting the following new zone:

11.6F	Commercial Two F (C-2F)
-------	-------------------------

11.6F

COMMERCIAL TWO F (C-2F)

11.6F.1 PERMITTED USES

- a) Tourist Commercial Storage;
- b) Accessory buildings and structures;
- c) Residential use is restricted to one (1) single family dwelling.

11.6F.2 CONDITIONS OF USE

More than one (1) storage building may be located on a lot, subject to all other requirements of the bylaw.

11.6F.3 LOT AREA

The minimum lot area in the Commercial Two F (C-2F) Zone shall be 4000 square metres (0.99 acres).

11.6F.4 SETBACKS

Except where specified otherwise in this bylaw, the minimum setbacks for all buildings and structures shall be:

- 1) Front yard shall be a minimum of 7.5 metres (24.6 feet) from a front lot line;
- 2) Rear yard shall be a minimum of 7.5 metres (24.6 feet) from a rear lot line;
- 3) Side yard shall be required only where the adjacent property is zoned Residential and shall be a minimum of 4.5 metres (14.8 feet) from a side lot line.

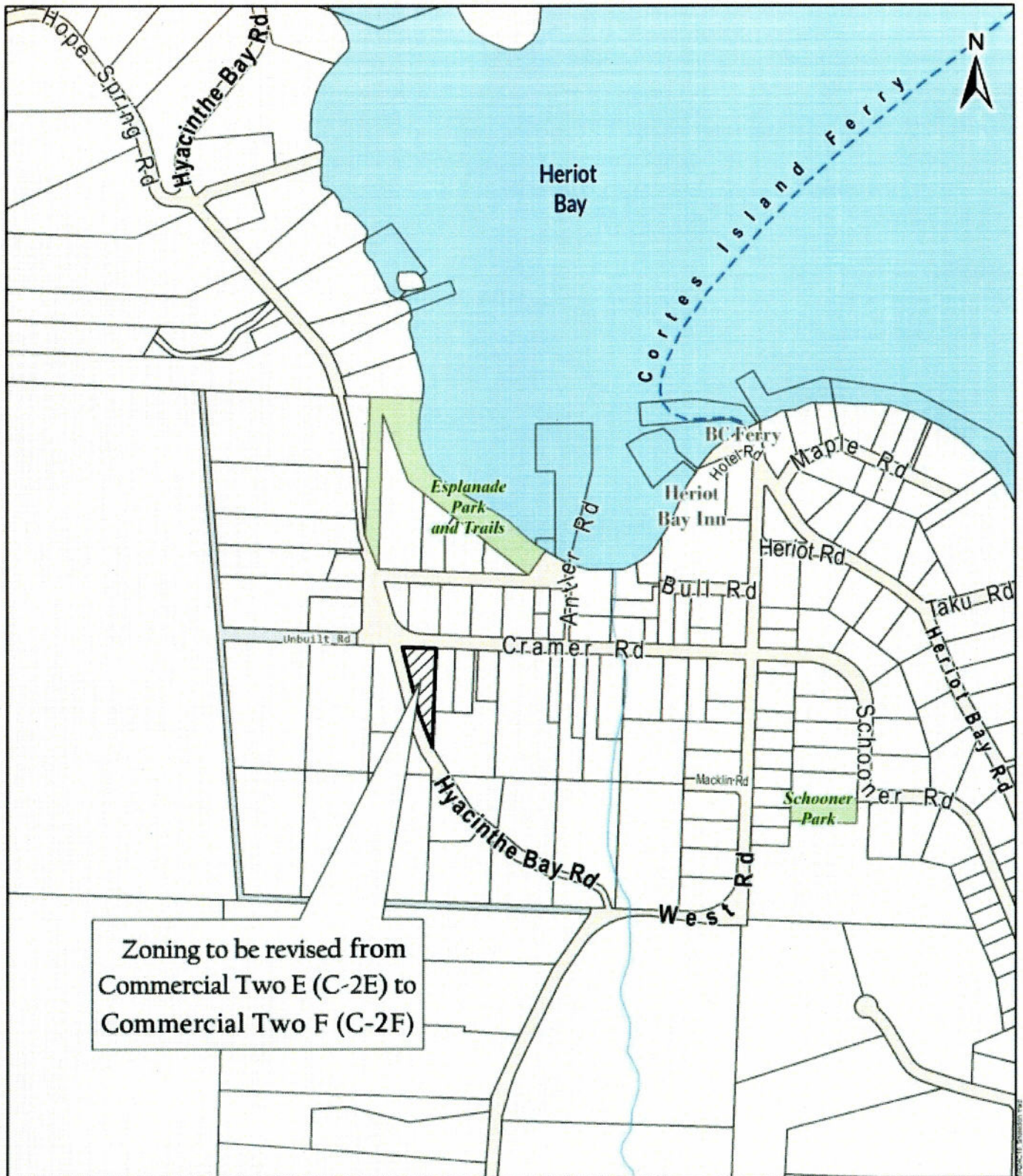
11.6F.5 LOT COVERAGE

The maximum lot coverage for all buildings and structures shall not exceed fifteen percent (15%).

END – C-2F

SECTION TWO MAP AMENDMENT

Land legally described as Lot B, District Lot 216, Sayward District, Quadra Island Plan VIP56758, as shown on 'Schedule A-1' of Bylaw No. 1213, being Quadra Island Zoning Bylaw 1990, is hereby amended from Commercial Two E (C-2E) to Commercial Two F (C-2F), as shown on the attached map appendix.



Zoning to be revised from
Commercial Two E (C-2E) to
Commercial Two F (C-2F)



Lot B, Plan VIP56758, District Lot 216,
Sayward Land District, QUADRA ISLAND